

Bradley Beach Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, December 16, 2021
Regular Business at 6:30 PM

This regular meeting of the Bradley Beach Zoning Board of Adjustment is now called to order.

FLAG SALUTE

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

I. Open Public Meetings Act:

The 48-hour notice, as required under the Open Public Meetings Act, has been met as notice of this meeting was emailed on June 29, 2021 and published in the Asbury Park Press, The Coast Star, and the Coaster, a copy has been placed on the bulletin board in the Borough Office, and a copy has been filed with the Borough Clerk.

II. Roll Call:

JohnEric Advento	David Critelli	Victoria Leahy (Alt 3)
Raymond Wade	Deborah Bruynell (Alt 1)	Dennis Mayer
Michael Affuso	Lauren Saracene	Harvey Rosenberg

Also Present: Mark G. Kitrick, Esq. - Attorney to the Board
Gerald Freda, PE, PP, CME – Board Engineer
Christine Bell, PP, AICP – Board Planner

III. Correspondence: None.

IV. Approval and Adoption of Meeting Minutes from November 18, 2021

Motion offered by _____ to be moved and seconded by _____

JohnEric Advento _____ Raymond Wade _____ Michael Affuso _____

David Critelli _____ Lauren Saracene **N/A**

Dennis Mayer _____ Harvey Rosenberg _____

Alternates: Deborah Bruynell (Alt 1) _____ Victoria Leahy (Alt 3) **N/A**

V. Resolutions to be memorialized:

- a. **Resolution 2021-22** – (Approval of Bulk Variances for 2nd Floor Balcony w/Roof Over 1st Floor Porch) – Dennis & Sharon Luba – Block 89, Lot 5 – 600 Bradley Boulevard

Those Eligible: John Eric Advento, Deborah Bruynell, Raymond Wade, Michael Affuso, David Critelli, Dennis Mayer, and Harvey Rosenberg

- b. **Resolution 2021-23** – (Approval of Bulk Variances for Addition) – Kristie L. Andresen – Block 43, Lot 15 – 500 Brinley Avenue

Those Eligible: John Eric Advento, Deborah Bruynell, Raymond Wade, Michael Affuso, David Critelli, Dennis Mayer, and Harvey Rosenberg

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- c. **Resolution 2021-24** – Zoning Board of Adjustment – Requesting that the Monmouth County Joint Insurance Fund and/or appropriate agency appoint Mark G. Kitrick, Esq. as attorney to represent the interests of the Board of Adjustment of the Borough of Bradley Beach and Michael Affuso, individually and as a Member of the Board with respect to pending litigation filed by Veterans Relocation Project, LLC

Those Eligible: Deborah Bruynell, Raymond Wade, Michael Affuso, David Critelli, Dennis Mayer, and Harvey Rosenberg

VI. Applications under consideration for this evening:

- a. **ZB21/10 – (Use & Bulk Variances for New 2 ½ story Dwelling) – Ocean Grace, LLC/Thomas Carlucci – Block 13, Lot 16 – 1107 Ocean Avenue** – Applicant is seeking Use and Bulk Variances for the proposed construction of a new 2 ½ story dwelling requiring variances for building height, number of stories, upper porch variances, side yard setback, rear yard setback, building coverage, impervious coverage, driveway apron width, and driveway curb cut. Applicant is represented by Michael J. Wenning, Esq. ****ORIGINALLY SCHEDULED FOR 10/21/2021 AND CARRIED TO THIS DATE WITH NO FURTHER NOTICE. THIS MATTER WILL NOT BE HEARD AS THEY HAVE REQUESTED TO CARRY TO THE JANUARY MEETING OF THE COMBINED BOARD WHICH WILL TAKE PLACE _____****
- b. **ZB21/14 – (Bulk Variances for Demolition and Reconstruction of Detached Garage w/Apartment) – Jefferson Berry & Barbara O’Connell – Block 85, Lot 5 – 423 ½ Monmouth Avenue** – Applicant is seeking Bulk Variances for building coverage and impervious coverage associated with the proposed demolition an existing garage structure and construction of a new garage w/apartment. Applicant is represented by Michael J. Wenning, Esq. ****THIS MATTER WILL NOT BE HEARD AS THEY HAVE REQUESTED TO CARRY TO THE JANUARY MEETING OF THE COMBINED BOARD WHICH WILL TAKE PLACE _____****
- c. **ZB21/15 – (Bulk Variances for 2nd Story Addition Over Existing Front Porch) – Alice Connolly – Block 18, Lot 6 – 509 Newark Avenue** – Applicant is seeking Bulk Variance approval for the proposed construction of a 2nd story addition over an existing front porch. The plans have since been revised for the construction of the addition in the rear of the existing home as requested by the Board. ****PARTIALLY HEARD ON 11/18/2021 AND CARRIED TO THIS MEETING DATE WITH NO FURTHER NOTICE BEING REQUIRED****
- d. **ZB21/11 – (Use & Bulk Variances for New Structures) – James & Dorothy Frederick – Block 58, Lot 12 – 704 Fourth Avenue** – Applicant is seeking Use and Bulk Variances for the proposed construction of a new 2 ½ story dwelling & detached garage with apartment. The plans have been revised in accordance with the Board’s request. Applicant is represented by Jeffrey P. Beekman, Esq. ****CARRIED FROM 10/21/2021 MEETING WITH NO FURTHER NOTICE BEING REQUIRED, PARTIALLY HEARD ON 11/18/2021 AND CARRIED TO THIS MEETING DATE WITH NO FURTHER NOTICE BEING REQUIRED****
- e. **ZB21/17 – (Bulk Variances for 2nd Story Porch/Balcony & 3rd Story Expansion) – Maureen & Brian Cullen – Block 25, Lot 3 – 117 Park Place Avenue** – Applicant is seeking Bulk Variances for the proposed construction of a 2nd Story Porch/Balcony & Expansion of the 3rd Story of the existing home.

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VII. Adjournment:

Our next scheduled meeting will be _____ on _____ at _____
_____.

With no further business before the Board a motion to adjourn was offered by _____ to be moved and seconded by _____, meeting closed at _____ PM.

ZB21/11 – (Use & Bulk Variances for New Structures) – James & Dorothy Frederick – Block 58, Lot 12 – 704 Fourth Avenue – Applicant is seeking Use and Bulk Variances for the proposed construction of a new 2 ½ story dwelling & detached garage with apartment. Applicant is represented by Jeffrey P. Beekman, Esq.

Previously Enclosed: Application for Variance including Zoning Permit Denial (Rec'd 7/30/2021)
Aerial Photo of Property (undated)
Variance Plan (1 sheet)(6/23/2021)
Architectural Plans (4 sheets)(7/29/2021)

Currently Enclosed: Survey of Block 58, Lot 10 – 401 Main Street (5/5/2008)
Survey of Property Block 58, Lot 11 – 702 Fourth Ave (3/6/2018)
Survey of Property Block 58, Lot 13 – 706 Fourth Ave (10/19/2016)
Variance Plan Block 58, Lot 12 – 704 Fourth Ave (Revised 11/30/2021)
Architectural Plans (4 sheets) (Revised 11/28/2021)

Prior Correspondence: Leon S. Avakian Review #1 (9/9/2021)
Leon S. Avakian Review #2 (12/10/2021)

BOARD NOTES:

Need Signed Certification - Hearing on 11/18/2021 from Lauren Saracene & Victoria Leahy

Motion made by _____ Seconded by: _____

Alternates: Deborah Bruynell (Alt 1) _____ Victoria Leahy (Alt #3) _____

JohnEric Advento _____ Raymond Wade _____ Michael Affuso _____

David Critelli _____ Lauren Saracene _____ Dennis Mayer _____ Harvey Rosenberg _____

